



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING DEPARTMENT HEARING

*Promoting the wise use of land
Helping build great communities*

MEETING DATE May 6, 2005	CONTACT/PHONE Stephanie Fuhs (805) 781-5721	APPLICANT John Christie	FILE NO. SUB 2004-00069 COAL 04-0048
SUBJECT Hearing to consider a request by John Christie for a Lot Line Adjustment to adjust the lot lines between two parcels of 3,500 square feet each. The adjustment will result in two parcels of 3,500 square feet each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Multi-Family land use category and is located at 2207 Beach Street in the community of Oceano. The site is in the San Luis Bay (Inland) planning area.			
RECOMMENDED ACTION 1. Approve Lot Line Adjustment COAL 04-0048 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class Five Categorical Exemption was issued on October 5, 2004 (ED 04-153).			
LAND USE CATEGORY Residential Multi-Family	COMBINING DESIGNATION Airport Review	ASSESSOR PARCEL NUMBER 062,096,002	SUPERVISOR DISTRICT(S) 4
EXISTING USES: Single family residence, accessory storage			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Multi-Family/Residences <i>South:</i> Residential Multi-Family/Residences <i>East:</i> Residential Single-Family/Residences <i>West:</i> Residential Multi-Family/Residences			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Oceano Community Services District, Oceano/Halcyon Community Advisory Council			
TOPOGRAPHY: Mostly level		VEGETATION: Grasses, ornamentals	
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Oceano Community Services District		ACCEPTANCE DATE: September 18, 2004	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between two legal parcels as follows:

EXISTING LOT SIZES (Square feet)	ADJUSTED PARCEL SIZES (Square feet)
<i>3,500 square feet</i>	<i>3,500 square feet</i>
<i>3,500 square feet</i>	<i>3,500 square feet</i>

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The adjustment will result in the reconfiguration of the two parcels to configure the parcels in order to have two parcels which can more readily meet setback standards for residential development for the land use category.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcel sizes are below minimum parcel size as set through the General Plan and will remain so after the adjustment, staff has concluded that the adjustment is consistent with both state and local law.

COMMUNITY ADVISORY GROUP COMMENTS: The Oceano Community Advisory Council recommended approval of the Lot Line Adjustment with access from 22nd Street.

AGENCY REVIEW:

Public Works - Supports with conditions
Environmental Health – No comments received

LEGAL LOT STATUS:

The two lots were legally created by a recorded map at a time when that was a legal method of creating lots.

FINDINGS - EXHIBIT A

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because.
- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.
- D. The project qualifies for a Categorical Exemption (Class Five) pursuant to CEQA Guidelines Section 15303 because the project site is located in an urbanized area on less than 20 percent slope and does not contain significant fish or wildlife habitat.

CONDITIONS - EXHIBIT B
CONDITIONS OF APPROVAL FOR LOT LINE ADJUSTMENT COAL 04-0048 (CHRISTIE)

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
 - a. All public utility easements.
 - b. All approved street names.
2. Any private easements described in the title report must be shown on the map, with recording data.
3. When the map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
6. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
8. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
9. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action
10. The existing outdoor storage and accessory structures on both parcels shall be removed or brought into conformance with the Land Use Ordinance prior to the recordation of the map or certificates of compliance which effectuate the adjustment.
11. **Prior to recordation of a parcel map or certificates of compliance finalizing the lot line adjustment**, the property owner shall grant an avigation easement to the county of San Luis Obispo. The avigation easement document shall be prepared, reviewed and approved by County Counsel

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No SUB2004-00069

COAL - 0400489

APPLICATION TYPE CHECK ALL THAT APPLY

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Public Lot | <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Certificate of Compliance | <input checked="" type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Parcel Map | <input type="checkbox"/> Tract Map | <input type="checkbox"/> Receiving Site | <input type="checkbox"/> Sending Site |
| <input type="checkbox"/> Condominium (new or conversion) | <input type="checkbox"/> Road Abandonment | <input type="checkbox"/> Road Name | |
| <input type="checkbox"/> Reversion to Acreage | <input type="checkbox"/> Reconsideration | | |

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Debra G. Christie Daytime Phone 805 781 5068
Mailing Address Po Box 800 Oceano Zip 93475
Email Address: jchristie93445@yahoo.com

☐ Applicant Name _____ Daytime Phone _____
Mailing Address _____ Zip _____
Email Address: _____

☐ Agent Name _____ Daytime Phone _____
Mailing Address _____ Zip _____
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 50 x 140 Assessor Parcel Number(s): 062, 096, 002
Legal Description: Lots 19 & 20 in Block 24 of the Town of Oceano
Address of the project (if known): 2207 Beach St.
Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 1, north on 22nd St, NE corner Beach & 22nd.
Describe current uses, existing structures, and other improvements and vegetation on the property: single families on south half.

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels):
lot line adjustment to make 2 50x70 lots.

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Debra G. Christie Date 8-19-04

FOR STAFF USE ONLY

Minimum Parcel Size: _____ ☐ sq. feet ☐ acres ☐ by PAS? ☐ by Ordinance?



5
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

RECEIVED
AUG 20 2004
COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
THIS IS A NEW PROJECT REFERRAL

DATE:

8/20/04

FROM

PW

CHRISTIE

FROM:

South Co. Team

SUB2004-00069

(Please direct response to the above)

Project Name and Number

Development Review Section (Phone: 781-788-2009)

PROJECT DESCRIPTION:

LLA -> Ocean off Beach St. & 22nd Street, East of Hwy. 1 To create (2) 50 x 70 lots. See site map & enclosed info.

Return this letter with your comments attached no later than:

9/7/04 (More time due to Labor Day)

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Recommend approval - ~~with conditions~~ No concerns.

15 SEPT 2004
Date

Proctor
Name

5252
Phone



IMC
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

5
VICTOR HOLANDA, AICP
DIRECTOR

RECEIVED

DEC 21 2004

Planning & Bldg

THIS IS A NEW PROJECT REFERRAL

DATE: 8/20/04

TO: DHAC

FROM: South Co. Team
(Please direct response to the above)

CHRISTIE

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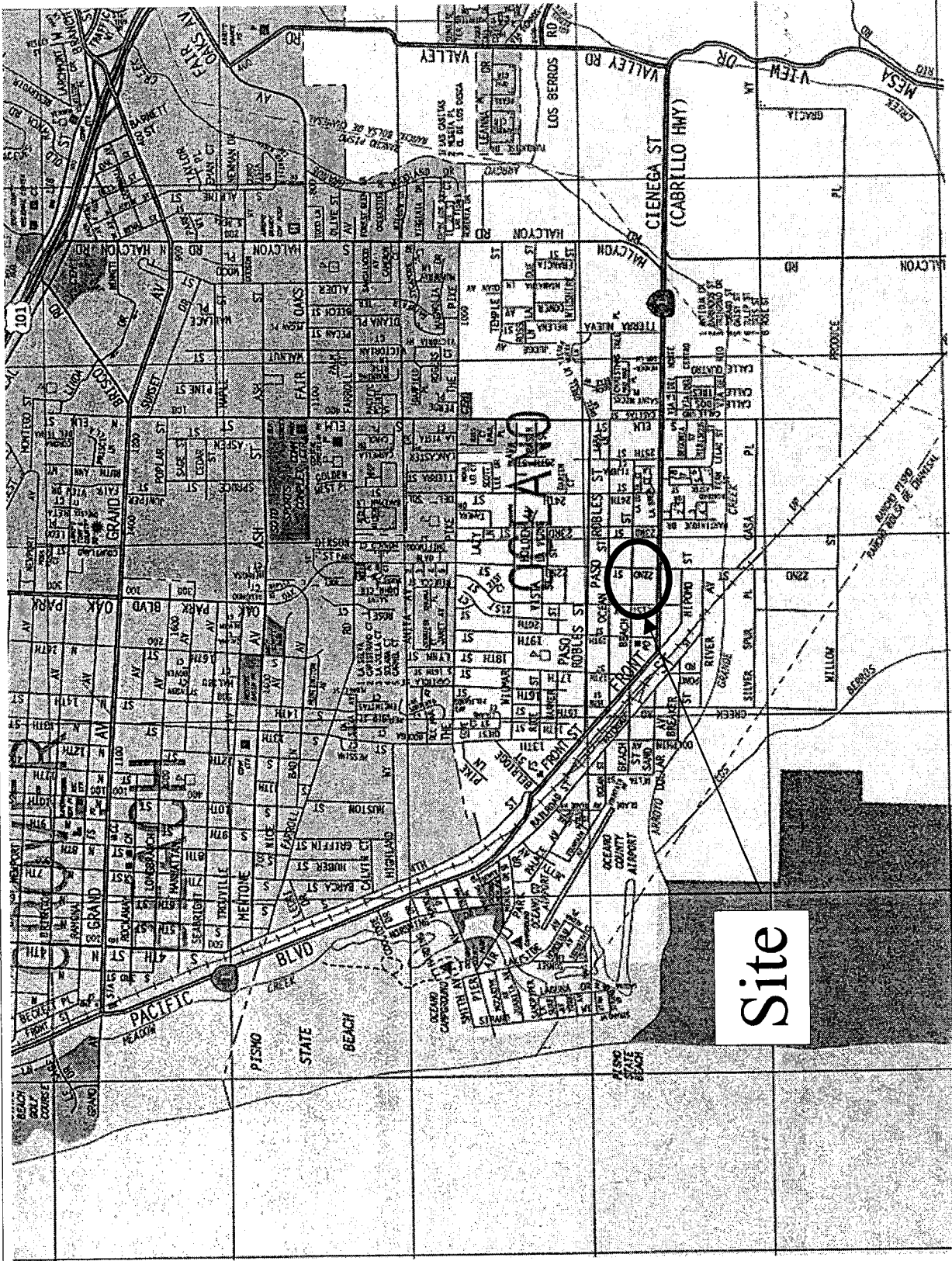
LLA approved

Development
shown to
22nd St
not alley
481-6730

12.20.04
Date

[Signature]
Name

Phone



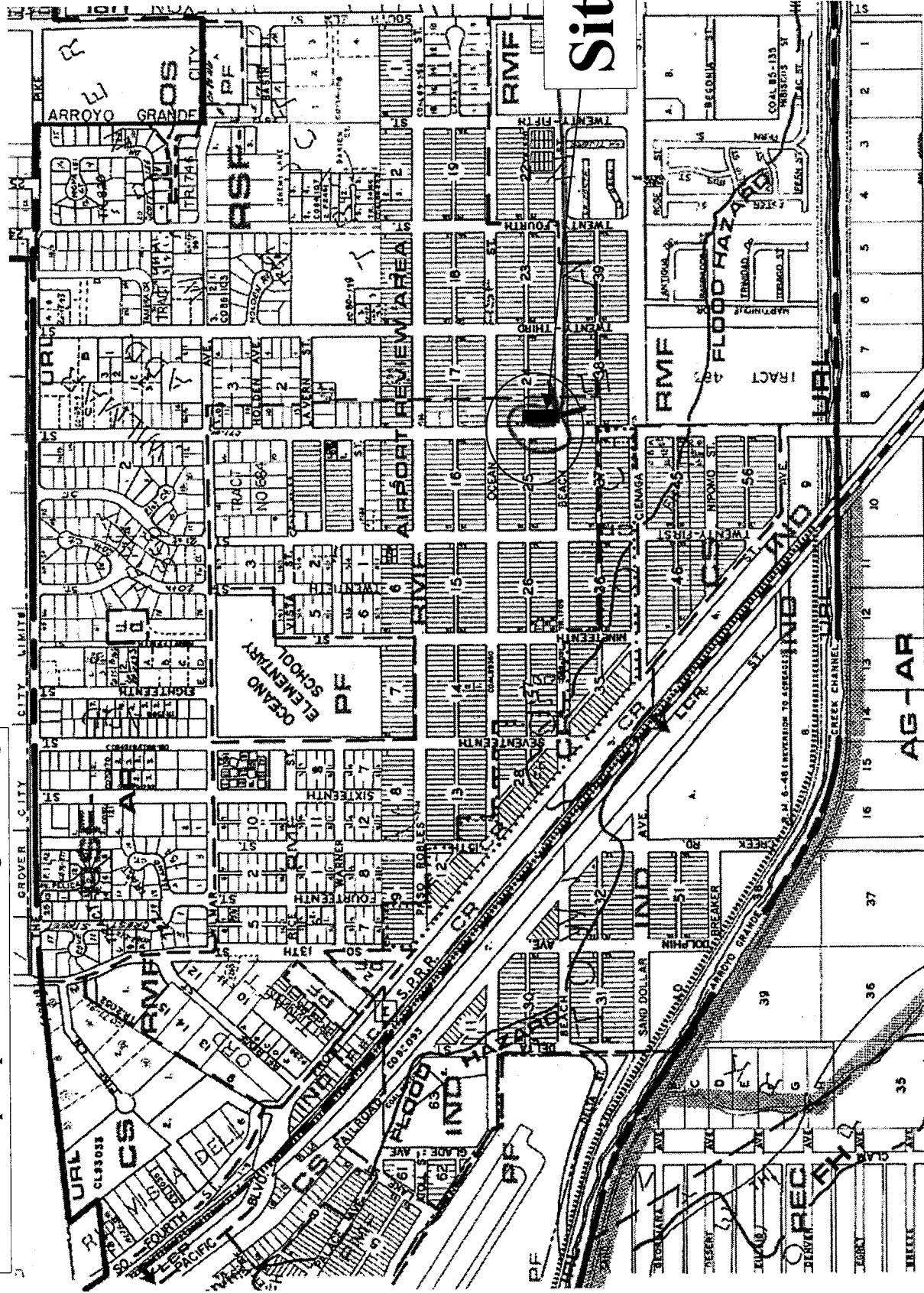
Exhibit

VICINITY MAP

Project

Christie Lot Line Adjustment

SUB 2004-00069/COAL 04-0048



LEGEND

- Original Lot Line ---
- Boundary of Property Concerned ---
- Proposed Lot Line ---
- Center Line of Existing Roads ---

